

**Summary of the Minutes**  
**June 2, 2014**  
**City of Binghamton Planning Commission**  
**City Council Chambers, City Hall**

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**CALL TO ORDER**

Chairman Corcoran called the meeting to order at 5:16 pm.

**ROLL CALL**

Present: Corcoran, Berling, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Absent: Bowers, Berling

Vacant: 1

Staff Present: T. Costello, T. Martinez, L. McCullen, B. Seachrist

**PUBLIC HEARINGS**

**140 COURT STREET (2014-14)**

George Haus appeared to provide information on the proposed project to convert the fourth floor of an existing mixed-use building to a 4-bedroom dwelling unit and a 5-bedroom dwelling unit.

Chairman Corcoran opened the public hearing. No one spoke in favor of, or in opposition to, the proposal. No letters were received in favor of or in opposition to the proposal.

*Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.*

Moved by Emilio, seconded by Pompei

**Motion carried (6-0-0)**

Ayes: Corcoran, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers

Recused: None

*Motion to approve the site plan and grant the Special Use Permit*

Moved by Emilio, seconded by Z. Staff

**Motion carried (7-0-0)**

Ayes: Corcoran, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers

Recused: None

### **SEQR DETERMINATION**

#### **188 HINER ROAD (2014-21)**

Daniel English appeared to provide information on the proposed project to construct a telecommunications facility containing a 150- foot tall telecommunication tower, an 8-foot by 10-foot shed, and two equipment .

*Motion to declare the proposed action Unlisted action for State Environmental Quality Review.*

Moved by Emilio, seconded by Pompei

#### **Motion carried (6-0-0)**

Ayes: Corcoran, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers

Recused: None

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Emilio, seconded by Pompei

#### **Motion carried (6-0-0)**

Ayes: Corcoran, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers

Recused: None

*Planning Commission agreed to set a public hearing for the week of June 16<sup>th</sup>, exact date and time to be coordinated by Planning Staff.*

#### **96 FRONT STREET (2014-20)**

Chaz Call appeared to provide information on the proposed project to expand the ground floor of an existing restaurant.

*Motion to declare the proposed action Unlisted action for State Environmental Quality Review.*

Moved by Emilio, seconded by O'Loughlin

**Motion carried (6-0-0)**

Ayes: Corcoran, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers

Recused: None

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Emilio, seconded by Z. Staff

**Motion carried (6-0-0)**

Ayes: Corcoran, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers

Recused: None

*Motion to set a public hearing for the regularly scheduled July 7<sup>th</sup> Planning Commission meeting at 5:20pm.*

Moved by Emilio, seconded by Z. Staff

**Motion carried (6-0-0)**

Ayes: Corcoran, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers

Recused: None

**198 ROBINSON STREET (2014-22)**

Rusty Luce and Michael Major appeared to provide information on the proposed project to demolish an existing gasoline station/convenience market and redevelop the site with a new 2,592ft<sup>2</sup> gasoline station/convenience market.

*Straw vote taken to determine whether or not 20% parking waiver will be granted*

**Vote passed (5-0-0)**

*Motion to declare the proposed action Unlisted action for State Environmental Quality Review.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

*Motion to set a public hearing for the regularly scheduled July 7<sup>th</sup> Planning Commission meeting at 5:22pm.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

**206 ROBINSON STREET (2014-23)**

Kenneth Gay appeared to provide information on the proposed project to demolish an existing two-story structure and expand an existing parking lot associated with an existing church.

*Motion to declare the proposed action Unlisted action for State Environmental Quality Review.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

*Motion to set a public hearing for the regularly scheduled July 7<sup>th</sup> Planning Commission meeting at 5:24pm.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

#### **172-178 STATE STREET (2014-04)**

Applicant failed to appear.

*Motion to table the public hearing indefinitely*

Moved by Pompei, seconded by Emilio

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

#### **OTHER BUSINESS**

#### **71 ROBINSON STREET (2010-43)**

Sarah Campbell appeared to request that the expiration of the 2012 approval be waived, and that the applicant be given an additional six months to complete the project.

*Motion to waive the expiration of the proposal and grant an additional six months to complete the project*

Moved by Pompi, seconded by Emilio

**Motion carried (5-0-0)**

Ayes: Corcoran, Emilio, O'Loughlin, Pompi, Z. Staff

Nays: None

Absent: Berling, Bowers, Chanecka

Recused: None

## **ADJOURNMENT**

*Motion to adjourn*

Moved by Z. Staff seconded by Emilio

Voice vote; none opposed.

Adjourned at 6:38 p.m.